

# APPLICATION 2018-691 STAFF REPORT IDLEWILD ROAD DEVELOPMENT

Pre Public Hearing Staff Analysis • December 2018



# SUMMARY

## Location

Southeast Quadrant of I-485 and Idlewild Road

## Ownership/Applicant

Jerry, Irma and Gerald Funderburk/Michael Theberge, Bohler Engineering

## Zoning

Existing: R-15 Proposed: R-VS, R-15 (CD) & B-1 (CD)

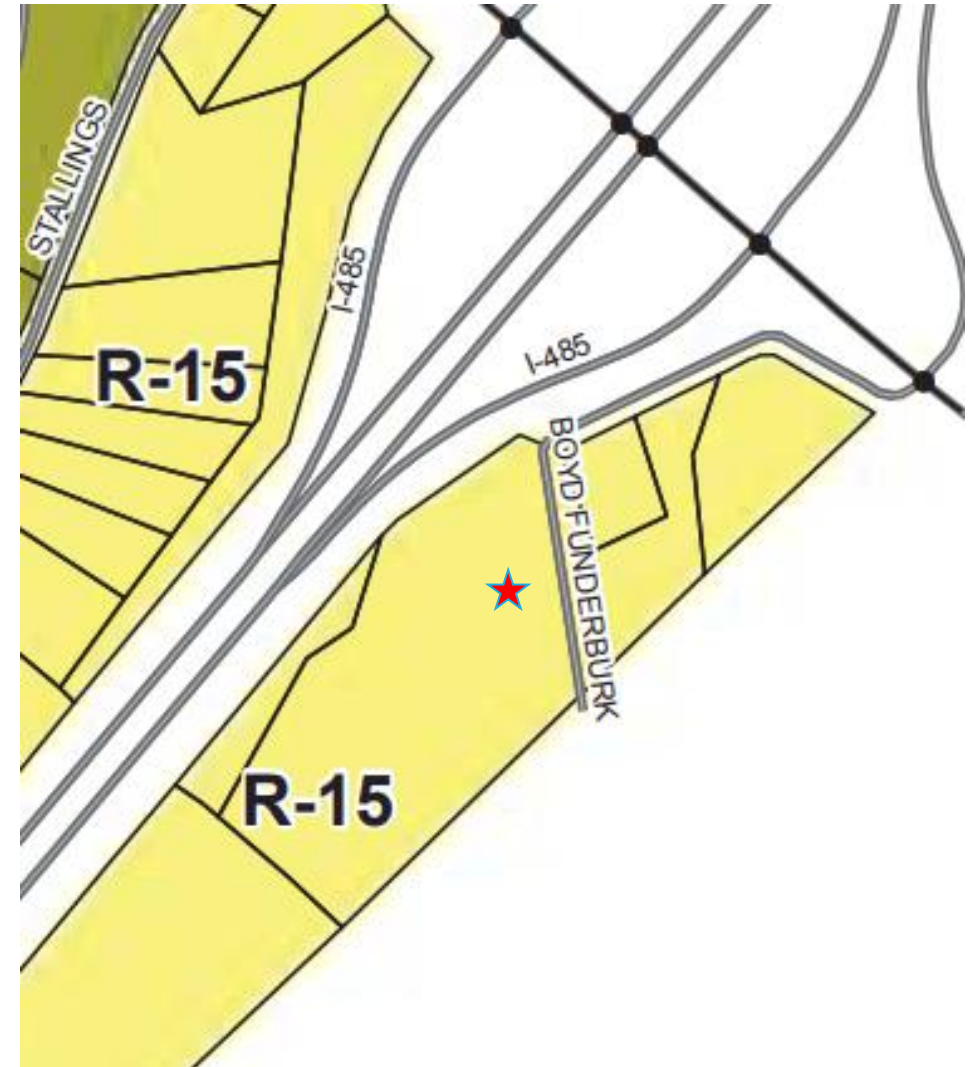
## Use

Existing: Single Family Home

Proposed: 121 Townhomes and up to 25,000 square feet of nonresidential space

## Request Summary

The applicant proposes to construct a mixed-use development with residential townhomes, nonresidential space and open space. The project is a part of a larger development that is also proposed in Stallings. The total residential unit count of the combined project in both Towns is 497 units.





PROJECT AREA





# SITE INFORMATION AND BACKGROUND

## Site Summary

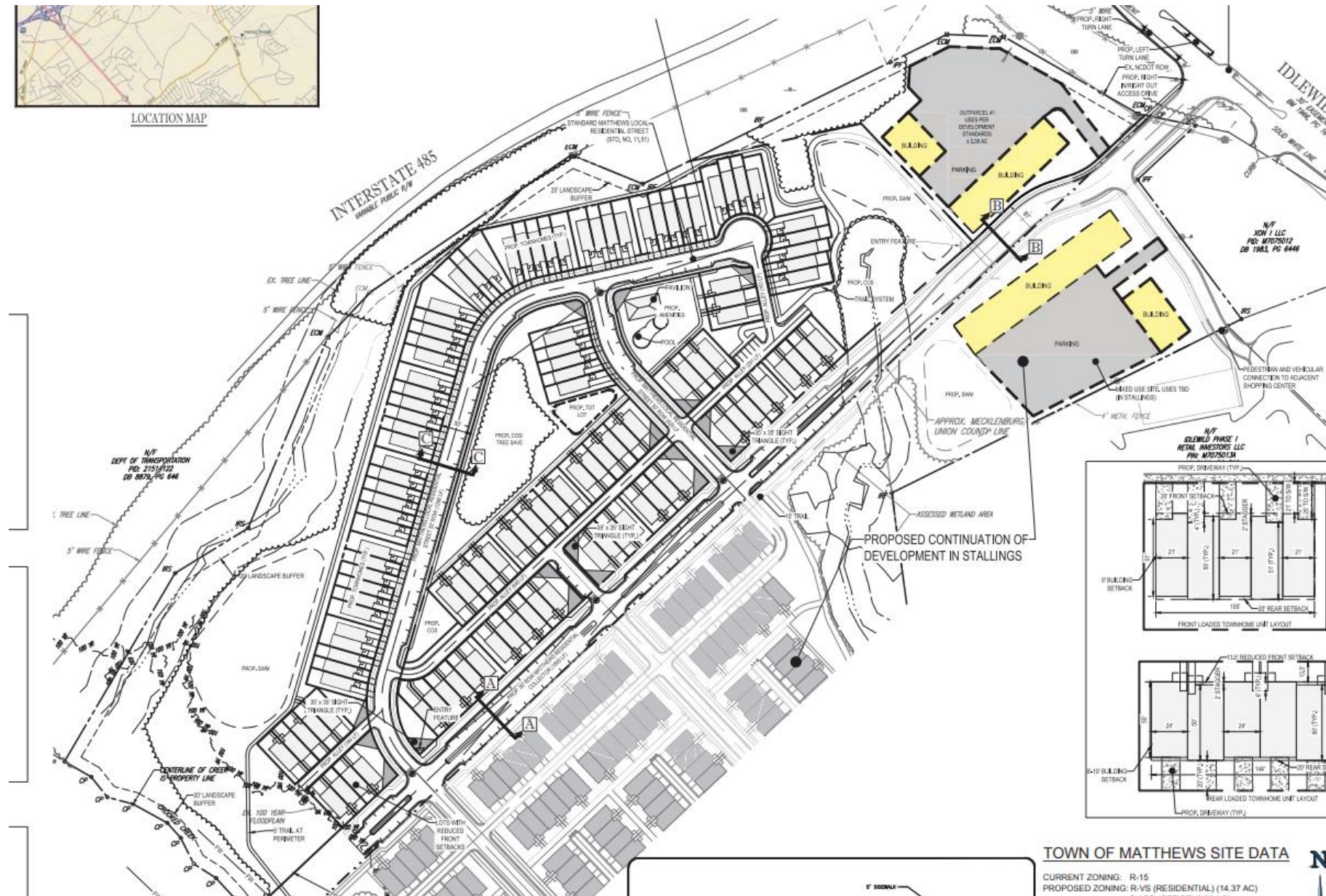
The property is currently accessed via Boyd Funderburk Drive. Approximately 3 acres of the site is located within the floodplain. The County line bisects the property.



## Previous Zoning Actions

None

### LOCATION MAP



### TOWN OF MATTHEWS SITE DATA

CURRENT ZONING: R-15  
PROPOSED ZONING: R-VS (RESIDENTIAL) (14.37 AC)





# PROPOSED SITE PLAN



## DEVELOPMENT SUMMARY

### MATTHEWS:

FRONT LOAD: 59  
REAR LOAD: 62  
TOTAL: 121

### STALLINGS:

REAR LOAD: 127  
TOTAL: 127

APARTMENTS: 249 TOTAL  
IN 7 BUILDINGS

### TOTAL NUMBER OF TOWNHOMES

FRONT LOAD (21' WIDTH): 59  
REAR LOAD (24' WIDTH): 189  
TOTAL: 248



# TOWNHOME PORTION OF SITE

County Line





# PROPOSED TOWNHOME DESIGN





# PROPOSED TOWNHOME DESIGN





# SUMMARY OF PROPOSED CONDITIONS AND FLEXIBLE DESIGN REQUEST

## Conditions

1. Maximum of 121 townhomes and 25,000 square feet of nonresidential space.
2. No vinyl siding except for soffits, windows and trim.
3. Future elevation approval by Board of Commissioners for buildings located in the nonresidential portion of the site.
4. A multiuse path will be installed along the perimeter of the site.



# ALLOWED USES IN NONRESIDENTIAL PORTION OF DEVELOPMENT

## C. DEVELOPMENT AREA C

- (1) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA C ON THE REZONING PLAN MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OF SUCH USES), AND TO ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE B-1 ZONING DISTRICT.
  - (a) PUBLIC LIBRARY.
  - (b) BANK, CREDIT UNION AND SIMILAR FINANCIAL SERVICE.
  - (c) BARBER SHOP, BEAUTY SHOP, NAIL SALON AND SIMILAR PERSONAL SERVICES.
  - (d) GENERAL AND PROFESSIONAL OFFICE.
  - (e) MEDICAL, DENTAL, OPTICAL OFFICE AND CLINIC.
  - (f) MUSEUM OR ART GALLERY.
  - (g) BAKERY, RETAIL, INCLUDING MANUFACTURING OF GOODS FOR SALE ON THE PREMISES ONLY.
  - (h) BREWPUB, SUBJECT TO SECTION 155.506.45 OF THE ORDINANCE.
  - (i) COPY, PRINTING AND PHOTO PROCESSING.
  - (j) FLORIST SHOP.
  - (k) LAUNDRY AND DRY CLEANING ESTABLISHMENT NOT TO EXCEED 4,500 SQUARE FEET OF GROSS FLOOR AREA.
  - (l) MICROBREWERY, SUBJECT TO SECTION 155.506.45 OF THE ORDINANCE.
  - (m) REPAIR AND SERVICING, INDOORS ONLY, OF ANY ARTICLE THE SALE OF WHICH IS PERMITTED IN THE DISTRICT.
  - (n) RESTAURANT, WITHOUT DRIVE-THRU OR DRIVE-IN SERVICE.
  - (o) RETAIL SALES, GENERAL MERCHANDISE.
  - (p) STUDIO FOR GYMNAST, ARTIST, DESIGNER, PHOTOGRAPHER, MUSICIAN, SCULPTOR AND SIMILAR USES.
  - (q) VETERINARY CLINIC OR HOSPITAL, SUBJECT TO SECTION 155.506.42 OF THE ORDINANCE.
- (2) THE TOTAL NUMBER OF PRINCIPAL BUILDINGS AND ACCESSORY BUILDINGS PERMITTED ON DEVELOPMENT AREA C SHALL BE GOVERNED BY THE STANDARDS OF THE ORDINANCE.
- (3) A TOTAL MAXIMUM OF 25,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON DEVELOPMENT AREA C.

\*The Nonresidential development is further limited to a maximum of 5,000 square feet of retail and a maximum of 4,000 square feet of restaurant, microbrewery or brewpub uses.



# TRAFFIC IMPACT STUDY AND PROPOSED IMPROVEMENTS

## Daily Trip Generation

The traffic study includes all new trips for the entire development in Matthews and Stallings. Total new trip generation is estimated at 6,560 vehicles per day.

## Road Improvements

NCDOT will widen Idlewild Road from I-485 into Union County early next decade. Improvements include converting the interchange to a diverging diamond design. The developer will make some improvements to Idlewild Road including turn lanes and medians in the vicinity of the main access into the site. A directional crossover is proposed at the location of the main collector road into the property.

The vehicular connection to the existing traffic signal at the shopping center access to Idlewild Road will be made prior to the issuance of the first C/O for townhomes on the site.

**Weekday Site Trip Generation** - Do NOT adjust for mode split, pass-by, internal capture, or diverted trips.

ITE LUC	Proposed Land Use	Size	Unit	Daily Trips	Peak Hour Type	AM Peak Hour Trips			PM Peak Hour Trips			Data Source
						Enter	Exit	Total	Enter	Exit	Total	
220	Multifamily (low)	247	DU	1828	Adj. Street	26	87	113	83	49	132	ITE Equation
221	Multifamily (mid)	216	DU	1176	Adj. Street	19	54	73	57	36	93	ITE Equation
310	Hotel	120	Rooms	928	Adj. Street	32	23	55	33	31	64	ITE Equation
720	Medical Office	20000	SF	696	Adj. Street	44	12	56	19	50	69	ITE Rate
820	Shopping Center	10000	SF	1258	Adj. Street	97	60	157	48	51	99	ITE Equation
932	Sit-Down Restaurant	6000	SF	674	Generator	48	36	84	54	50	104	ITE Rate
Total				6560		266	272	538	294	267	561	

# LAND USE PLAN AND ADOPTED POLICIES

## Land Use Plan

The LUP references R-VS and small commercial development for the site. “Commercial development to the east of interchange has been debated. While R-VS infill development would optimally mitigate traffic volume and complement existing development in Union County, an office park or small mixed use project could be considered if properly coordinated with neighboring communities. Further consideration should be given regarding development options for this area. Any non-residential uses should effectively minimize negative impacts to nearby residential land uses.”

## Consistency

The development is designed with vehicular and pedestrian connections to Stallings, creating the coordinated design envisioned in the Land Use Plan. Without the access to the traffic signal, staff could not support the proposal. The inclusion of a small amount of retail and restaurant spaces allows Matthews residents the option to walk to destinations within the Town while also having a grocery store and other amenities available in the adjacent shopping center in Stallings.

### IDLEWILD ROAD / 485 INTERCHANGE ACTION ITEMS:

1. *Maintain and preserve established residential areas west of the Idlewild/I-485 interchange.*
- ➡ 2. *Encourage coordinated residential development projects west of the Idlewild/I-485 interchange.*
- ➡ 3. *Coordinate future access at land east of the interchange with Stallings.*
- ➡ 4. *Prohibit development that is dependent on access at Boyd Funderburk Drive.*
5. *Encourage alternative housing styles development on land east of the interchange.*
6. *Encourage the Economic Development Advisory Committee to explore development opportunities east of the interchange, including a low-intensity office park or mixed use development.*
7. *Discourage construction of additional access points along Idlewild Road.*



# STAFF COMMENTS AND OUTSTANDING ISSUES

## Planning Department

1. Staff would like to see clarification from NCDOT that the left turn movement into the development will not be removed when road construction begins in several years. A note delaying construction within Development Area C until NCDOT has road construction plans finalized with a guaranteed permanent left turn movement into the site may be appropriate to ensure adequate access.
2. Veterinary hospitals are not an allowed use in B-1 and should be removed from the proposed allowed uses.
3. We are awaiting the Charlotte-Mecklenburg Schools report and will add it to the agenda as soon as it is received.

## Police

No Concerns

## Fire

No Concerns.

## Public Works

The collector road should be extended to the property line. How will future bridge over floodplain be constructed and who will be responsible for the cost?

## Parks and Rec

No concerns